

Residential Design Manufactured Homes



City of Salina, Building Services Division
City County Bldg., 300 W. Ash St., Room 201
Salina, KS 67401
Phone: 785-309-5715, Fax: 785-309-5713
E-mail: building.services@salina.org

A Residential Design Manufactured Home is a dwelling that is built in a shop or factory and then transported to the site where it is to be set on a permanent foundation and occupied. A RDMH (residential design manufactured home) is also defined in Section 42-64 of the Salina Municipal Code as a factory built unit that looks like a site built house. **Unless prohibited by deed restrictions, a RDMH may be located in any residential zoning district, just like site built dwellings.** After being set on a permanent foundation, the homes are designed to be supported on interior footings or piers (HUD home) or on the exterior perimeter foundation walls (an IRC home). Each home bears a stamp or seal which verified that it was built off-site under either the HUD or IRC codes.

DOCUMENTS REQUIRED WITH THE BUILDING PERMIT APPLICATION:

1. Survey
2. Site plan
3. Foundation plan showing the details of the attachment and the location and size of all load bearing footings. Typically the pier layout is provided by the maker of the MH.
4. Floor plan of manufactured home and construction drawings for covered porches and/or garages.
5. Pictures/elevations of manufactured home
6. List of subcontractors who will be doing work on the site
7. Valuation of foundation only (labor and materials) The permit fee is based on the valuation of the foundation work.

REQUIRED INSPECTIONS

1. Footing
2. Foundation walls
3. Set-up (attachment)
4. Sewer service and water service
5. Electric service and gas service
6. Final inspection
7. Certificate of Occupancy Issuance (allows you to occupy the dwelling)

NOTE: If more than 50% of existing homes in an established neighborhood have a covered front porch and/or a garage, then the manufactured home must have a covered porch and/or garage.